

grade and alignment and at maximum spacing of four hundred feet (400'). Where larger than ten inch (10") sewers are requested by the city to accommodate future development, sharing of the additional pipe cost will be considered by the city. Sewer service lines shall be four inch (4") minimum diameter. Sewer service lines shall be furnished and installed by the subdivider to five feet (5') within the property line of each subdivided lot. This will allow for service connection without undermining street infrastructure. (Ord., 8-12-2003; amd. 2005 Code)

- F. Responsibility For Extending And Connecting; Approval: As with the water system, the subdivider shall be responsible for extending and connecting to the nearest existing sewer main. The final line sizes, and final approval shall also be subject to approval by the city engineer.
- G. Costs: The costs for connection of individual lot service to the city sewer system shall be specified in the fee schedule to be held in the city office. (Ord., 8-12-2003)

**11-6-6: STORM DRAINAGE:**

- A. Ditches Or Canals: No ditch or canal shall be approved as suitable for the use of storm drainage without the written permission of the appropriate ditch or canal company or of the water users for such use. No ditch or canal shall be used for storm water unless adequately improved to handle such water as might be reasonably expected to flow from canal and ditch water, subdivision runoff water, and other water expected to reach such canal or ditch. At the discretion of the city, ditches, canals or other waterways may be prohibited on property dedicated, or to be dedicated, for public use. The subdivider shall remove such waterways from property to be so dedicated before approval of the final plat shall be granted. The subdivider shall indicate ditches, canals or waterways to be removed on the construction drawings.
- B. Adequate Structures: Storm drains, cross gutters, dip stone inlets and other appurtenant structures shall be provided by the subdivider as required to adequately dispose of the 10-year frequency storm flows developed within the limits of the subdivision along with the existing flows entering the proposed subdivision from adjacent properties. The subdivider shall have the responsibility of providing off site storm drain extensions in order to satisfactorily dispose of drainage. An excess storm water passage capable of conveying the

peak runoff from a 100-year storm event through the subdivision shall be provided.

- C. **Design Of Complete Drainage Systems:** Complete drainage systems for the entire subdivision area shall be designed by a professional engineer, licensed in the state and qualified to perform such work, which shall be shown graphically. All existing drainage features which are to be incorporated in the design shall be so identified. If the subdivision is to be platted in phases, a general drainage plan for the entire area shall be presented with the first phase, and appropriate development stages for the drainage system for each section indicated. All proposed surface drainage structures shall be indicated on the plans. All appropriate designs, details and dimensions needed to clearly explain proposed construction materials and elevations shall be included in the drainage plans.
- D. **Design Requirements:** The drainage and flood plan systems shall be designed to:
1. Permit the unimpeded flow of natural watercourses;
  2. Ensure adequate drainage of all low points; and
  3. Ensure applications of the following regulations regarding development in designated floodplains:
    - a. Construction of buildings shall not be permitted in a designated floodway with a return frequency more often than a 100-year storm.
    - b. Building construction may occur in the portion of the designated floodway where the return frequency is between a 100-year and a maximum probability storm, provided all usable floor space is constructed above the designated maximum probable flood level.
    - c. Where floodway flows are generally determined to be under five feet per second (5 fps) and maximum flood depth will not exceed three feet (3'), such uses as cultivated agriculture, nurseries, parks and recreation facilities and accessory parking may be permitted.
    - d. Any use of land is prohibited where flooding would create a public health hazard or problem. This includes shallow wells, uncased deep wells, sanitary land fills, septic tanks and on lot

sewage disposal systems, water treatment plants, and sewage disposal systems not completely protected from inundation.

e. Any contemplated floodplain encroachment or channeling shall be thoroughly analyzed and its effect on stream flow determined before such encroachment is undertaken. Any construction, dumping and filling operations in a designated floodway constitutes an encroachment and must be approved by the planning commission before beginning operation.

f. All lots shall be located at an elevation of at least two feet (2') above the elevation of the 100-year recurrence interval flood, or, where such data is not available, above the elevation of the maximum flood of record. (Ord., 8-12-2003)

**11-6-7: OTHER GENERAL STANDARDS:**

- A. Irrigation Ditches: The subdivider shall work with irrigation, drainage or ditch companies, and the city engineer with regard to:
1. Methods of covering, realigning or eliminating ditches or canals within or adjoining the subdivision.
  2. The size of pipe and culverts required.
  3. The responsibility for the periodic inspecting, cleaning and maintaining of such ditches, pipes and culverts. In cases where canals or ditches cross public roads or proposed public roads, specifications and grades for pipe or culvert must be approved by the city engineer.
- B. Street Trees: Providing, installing and maintaining of street trees shall conform to city regulations.
- C. Street Lighting: Street lighting shall conform to the design specifications and standards, rules and regulations of the city outdoor lighting ordinance, title 9, chapter 3 of this code.
- D. Street Signs: Street signs shall conform to the design specifications, standards, rules and regulations of the city and shall be installed at all street intersections by the subdivider. To assure uniformity, the city shall make available all required street signs and the cost thereof shall be borne by the subdivider.